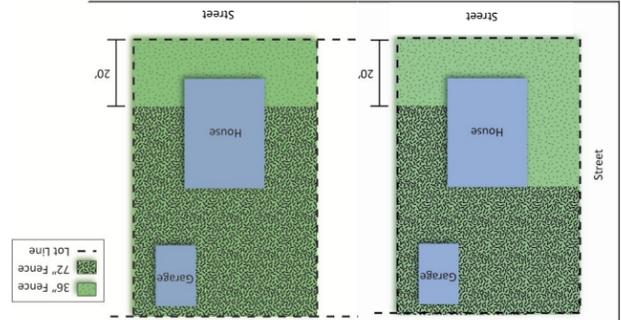


Historic Design Review: Supplemental Information



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Examples of fences that meet general fence requirements.



Examples of fences that meet traditional fence requirements.

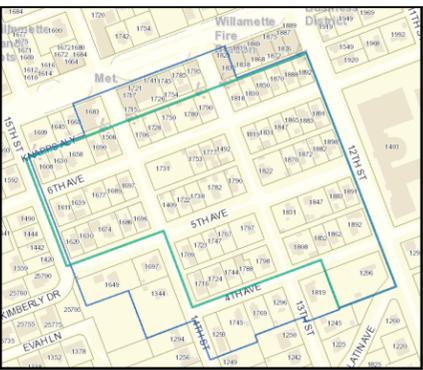


Many fences will not need any kind of review. Traditional picket fences in the front yard that are 36" or less in height are typically exempt. Fences up to 72" in height, located in side or rear yards, and constructed with wood fence boards, rails and posts are typically exempt. Walls that are less than 36", project above the upper grade no more than 12" and are constructed of basalt are also exempt. The Community Development Code has more details. Fences that would not meet the requirements above or in the CDC would need to be reviewed and approved by the Historic Review Board.

Fences and Walls

Willamette Historic District—General Characteristics

The following describes and shows many of the defining characteristics of the City's Willamette Historic District. Changes to properties in the local historic district may require review and approval by City Staff or the Historic Review Board. Most of the local district is also listed on the National Register of Historic Places and this designation provides additional opportunities and incentives. More information is available on the City's website and in the National Register form at <http://westlinnoregon.gov/planning/willamette-historic-district>.



- Local Historic District boundary
- National Register of Historic Places boundary

Houses in the Willamette Historic District are generally 1 ½ stories, with a few having a full two stories. They have generally consistent front and side setbacks. There is a mix of architectural styles, but it is dominated by Queen Anne, Craftsman, and bungalow residences. There are a number of infill residences, many of which were constructed using elements of the architectural styles represented in the district.



Queen Anne houses (far left) typically have a more steeply pitched roof than Craftsman or bungalow style houses (left).



Front porches are common on houses in the district. A few have rounded columns as this example illustrates. Square posts and simple balustrades and railings are also common.



There are a number of infill residences in the district. This residence is compatible with the character of the district and is also distinct and easily identifiable as newer construction.



Many homes did not originally have garages and detached garages with elements of the architectural style of the residence have been constructed in the side and rear yards.



Most of the lots have a rear alley. Most garages are detached and accessed from the alley, although homes without an alley have driveways, and some garages on corner lots are accessed from the side streets. Small outbuildings and taller fences are also common in rear yards.

General Guidelines

Character Defining Elements. Historic structures have a variety of character defining features that contribute to their significance. This can include decorative shingles, projecting bay windows, towers, cupolas, spindlework, and rounded entry doors.



This residence was constructed in the 1980s. The shingles and bargeboard in the gable end and the spindlework on the porch does not have a historical basis.

Restoring and Retaining Historic Material. Some residences were subject to changes over the years. This includes the addition of synthetic siding, window replacement, and the enclosure of porches. Some owners have restored their residences. An example of artificial siding removal is shown below.



Before: Artificial siding was added over the historic wood siding and the trim altered and removed.



After: The artificial siding was removed and the historic wood siding and trim repaired and replaced, as needed.

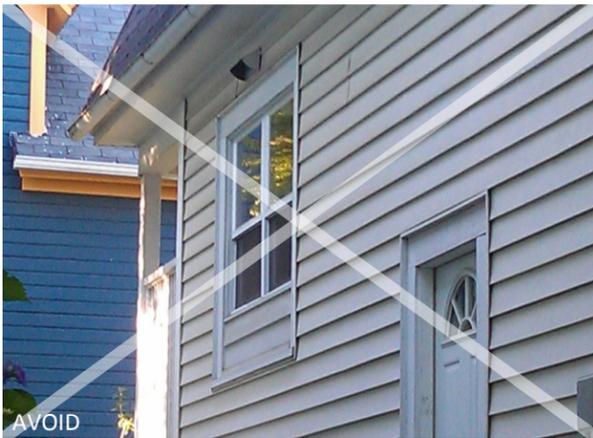
Windows

The repair and rehabilitation of historic wood windows is encouraged. Altering window openings for replacement windows is discouraged.



Left: Many windows on historic houses are double-hung with 1/1 light. They often have small rail extensions on the top sash. Some Queen Anne houses have multi-light windows or windows with art glass. Craftsman and bungalow style residences often have double hung windows with 9/1 lights.

Below: This window opening was altered to accommodate the replacement window and the window and trim do not match the visual qualities of the original window.



Above left: The addition of egress windows on non street facing facades are exempt from HRB review if the windows installed are wood windows or another material that is consistent with the original historic

Left: This multi-light wood sash is a replacement made from an existing sash to match a historic photograph that depicted multi-light sash windows.



Lighting. Lighting on historic resources should generally be simple and small in scale. Examples below.



New Construction

There are more recently constructed residences and accessory structures that are part of the City's Willamette Historic District. Many of these structures have characteristics that make them compatible with the surrounding District.



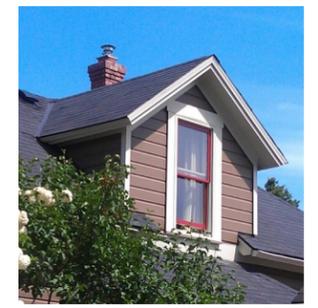
This accessory structure is an example of a compatible, not in period building. Its massing and height are similar to historic structures in the neighborhood. It has double hung wood windows and brackets in the gable ends, which are both common in the district.



Above: An example of recently constructed residence in a neighborhood with homes similar in age to those in Willamette. The roof shape, massing, and materials are similar to historic structures. It also has a detached, two-car garage located to the rear that has a second story that may accommodate an accessory dwelling unit.

Additions

Additions located to the rear of the house often enable retaining the historic features, size, scale, proportion, and massing of the historic house. Often they are separated from the historic residence with a connector, or a change in the height, but not pitch, of the roof. The connector or change in roof can help to delineate the original construction from the new addition.



Compatible dormer addition that is on a side elevation, does not extend above the ridge of the roof, is minimally visible from the right-of-way, and has window opening proportions that are compatible with the existing residence.



Incompatible dormer addition that overpowers the house and is not set back from the edge of the roof. The dormer windows are a different type and light pattern (casement rather than double hung) and proportion than the windows on the original residence.



Incompatible addition that alters the roof pitch, is flush with the side elevation, and overpowers the original residence.